



Sites in Reuse

Trans Circuits Superfund Site

210 Newman Way, Lake Park, Palm Beach County, Florida



T-shirts, bags, and caps made from recycled materials at Direct Access International's manufacturing facility

Site Size: approximately 1 acre

Site Reuses: recycled-content clothing, sports equipment, accessory, and safety product manufacturing



re • cy • cle (verb): **1:** to process in order to regain material for human use; **2:** to adapt to a new use; **3:** to bring back, to recover.

At the one-acre Trans Circuits Superfund site in Lake Park, Florida, an innovative recycling business is making it possible to transform discarded post-consumer materials like plastic bottles into clothing. At the same time, the business' operations represent the recycling of the site's acreage as well, restoring a former hazardous waste site to successful use.

Since September 2001, Direct Access International has been creating and marketing 100% recycled-content clothing, tote-sport bags, accessories, and safety products made from scraps of denim, newsprint, rubber, plastics, and even retired dollar bills. The company's clients include local, state, and federal recycling programs, government agencies, and corporations, including EPA Region 9, Ford Motor Company, General Motors, and PepsiCo Inc.

Located in a commercial and industrial area within the Tri-City Industrial Park in southern Florida approximately seven miles north of West Palm Beach, the Trans Circuits Superfund site is partially asphalt-paved and includes one building, the 21,000-square-foot facility leased by Direct Access International.

Between 1978 and 1988, the Trans Circuits Superfund site was the location of an electronic circuit board manufacturing facility. Today, Direct Access International's warehousing, fabric cutting, screen printing, sewing, and shipping operations employ 35 people at the site.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Direct Access International's reuse of the site was spurred by the overlap between the company's needs and the site's characteristics and a good working relationship between the site's owner, the company, and EPA.

Direct Access International began as a one-person apparel manufacturing operation in 1994. As company president Thomas Diemer recalls, "I was a one-man band, with an office, a phone, and a fax machine." Diemer focused on emerging technologies that enabled the recycling of plastic bottles as polyester-based fibers and yarns that could be blended into clothing fabric. Meetings with local solid waste authorities yielded significant interest in the availability of 100% recycled-content clothing and safety materials. Sample printings turned into standing orders.

By 2001, Direct Access International was looking at several potential locations in southern Florida to expand its operations. The Trans Circuits site offered several advantages. The site was well-located within easy commuting distance for the company's workforce. The existing building on-site—a 21,000-square-foot facility divided into five sections—met the company's operational needs. The site was located within a HUBZone, a U.S. Small Business Administration program providing federal contracting preferences to small businesses.

Site History and Reuse Timeline

- **1978-1988:** Trans Circuits, Inc. operates electronic circuit board manufacturing facility at the site
- **February 2000:** EPA lists the site on the Agency's National Priorities List due to soil and ground water contamination
- **September 2000:** EPA issues prospective purchaser agreement for the site
- **April 2001:** EPA selects site remedy, publishes Record of Decision for the site, and funds site investigation and remediation
- **September 2001:** Direct Access International locates its operations at the site
- **May 2004:** EPA excavation and disposal of contaminated soils off-site completed; design of ground water treatment ongoing
- **Summer 2004:** Direct Access International purchased the Trans Circuits Superfund site

However, the site's status as a Superfund site was the primary determinant of the company's new location. "I really liked the concept of locating an environmentally-focused company on a Superfund site," says Diemer. "We are reusing the land here to operate a business built on the premise of recycling."



Direct Access International's manufacturing facility

Beginning in 2000, the site's owner, the National Land Company, worked with EPA staff to understand the site's conditions and address potential liability concerns, establishing an ongoing working relationship. Direct Access International located at the site in September 2001.

EPA site information documented the site's history and proposed remedy. The remedy for the site included the removal of approximately 200 cubic yards of contaminated soil and treatment of ground water. In September 2000, EPA issued a prospective purchaser agreement (PPA) to address the site owner's liability concerns. The PPA is also transferable to future site owners.

With the PPA in place, Direct Access International exercised its lease option to purchase the site from the site's current owner in Summer 2004. The company's future plans at the site include the addition of a second floor to their existing facility and the potential development of additional facilities on the site.

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas Diemer, President, Direct Access International
210 Newman Road, Lake Park, FL, 33403
(561) 863-6063 / tomd@directaccessintl.com

Bill Denman, EPA Region 4 Superfund Reuse Coordinator
61 Forsyth St., S.W., Atlanta, GA, 30303
(404) 562-8939 / denman.bill@epa.gov
www.epa.gov/region4/waste/npl/index.htm#FL